

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Marcie Oppenheimer Nolan, Planning Supervisor

SUBJECT: MSP 3-1-03/Preliminary Master Plan for Downtown Davie
Nob Hill Partners LLC, applicant/owner

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: MSP 3-1-03/Preliminary Master Plan for Downtown Davie
6200 Griffin Road, generally located at the southeast corner of Davie Road and
Griffin Road.

REPORT IN BRIEF:

The applicant is requesting preliminary Master Plan approval for a mixed use project located at the southeast corner of Davie Road and Griffin Road for 2 retail/residential buildings, 1 retail/office building and 4 residential buildings consisting of townhomes and apartments, and a five floor parking garage for a total of 49,910 square feet of retail, 44,288 square feet of office, and 210 dwelling units. The subject parcel is within the Griffin Road corridor zoning district and design guidelines. The intent of the district is to provide for mixed-use redevelopment that will encourage redevelopment along Davie Road within the CRA and along Griffin Road.

The project, as designed has been reviewed by staff as a preliminary master plan due to three outstanding issues, the lack of preliminary engineering plans, the lack of retention area for drainage and the fact that the southern parcel is not under the ownership of the applicant, at this time. However, the land development code does allow for such preliminary plan approval.

The overall site plan is designed as a mixed-used urban village. There are three individual buildings fronting Griffin and Davie Road. These buildings consist of retail/office and residential uses. The building are separated with roads providing full on-site circulation with parallel parking on both sides, a service alley behind the retail buildings and three entrances into the site. The lay-out of the site is consistent with the intent of the Griffin Road Corridor from both a regulatory perspective and the design guidelines. The site is surrounded by multi-family homes and major arterials. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations.

The Griffin Corridor Design Manual requires a Florida Vernacular architectural theme. The applicant, while proposing a barrel tile roof has provided elevations consist with the

regulations. The buildings display an expression line between the 1st and 2nd floor. The windows are oriented vertically as opposed to horizontally. A cornice and deep roof overhang are provided. The facades of all buildings with roadway frontage consists of covered walkways with a minimum of 10 feet in width, as required by code. In addition, along Griffin Road outdoor seating areas are identified and additional sidewalk width is provided in these areas.

Within the Griffin Corridor Downtown Use Zone, the code requires a maximum height of 48 feet. The Town of Davie code measures height from finish floor to the highest point of the roof. The applicant has provided several architectural features which exceed the maximum height, with the highest overall point being 55 feet, thus enhancing the look of the buildings. The applicant is requesting that the proposed maximum height be approved as part of the waiver process.

A true mixed use project, such as Downtown Davie can take advantage of the shared parking option of the land development code. This option recognizes that office and retail have typical peak hours of parking that differ from residential peak hour parking. A five story parking structure is proposed to address the main parking needs of the site. Additional angled, parallel and 90 degree parking is provided at key locations throughout the site. A total of 767 parking spaces are required by code, with 655 required by the shared parking criteria. The total number of spaces provided is 725.

Along Griffin and Davie Roads, 45 degree angled parking is provided, as opposed to parallel parking. Staff and the applicant have acknowledged that at the node parallel parking will still meet the intent of the Griffin Road Corridor Guidelines. This request for 45 degree angled parking along Griffin and Davie Road will require a waiver from the code. Town Council may approval this request as part of the site plan approval process.

The plan has been reviewed by the landscape unit. A minimum of 15% open space is required in the Griffin Corridor Downtown District. In light of the uncertainty of both drainage and the south parcel, staff will ensure that the required open space is provided at the time of final site plan approval, which will require both Site Plan Committee review and Town Council approval. Drainage has not been provided as part of the preliminary master plan review. A drainage plan must be submitted as part of the site plan approval process when all the known factors are accounted for.

If approved with the recommended waivers outlined in the staff report, the proposed project will comply with the intent and requirements of the Griffin Road Corridor Design Guidelines.

PREVIOUS ACTIONS: None

CONCURRENCES: At the December 9, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve subject to the planning report and that 1) the developer address the dumpster locations for the residential units; 2) provide access

to bus shelters – from bus shelters to buildings; 3) potentially flip the garage to the main access corridor from Griffin Road; 4) provide some sort of access between the parking and the retail and residential units for more than just the first level; 5) address the pool location which would be in shadows during the day due to being surrounded by four-story buildings; and 6) look into the three-story townhouse location as discussed. Motion carried 4-0 with Mr. Engel abstaining.

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable to Town Council for approval as a Preliminary Master Plan.

Attachment(s): Proposed Ordinance, Site Plan, Future Land Use Map, Zoning and Aerial Map, Letter from CRA

Application: MSP 3-1-03
Exhibit "A"

Revisions: 12/9/03
Original Report Date: 12/2/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Application Information

Owner/ Petitioner:

Name: Nob Hill Partners, LLC
Address: PO Box 02-9010
City: Ft. Lauderdale, FL 33302
Phone: 954-763-5095

Background Information

Application History: No deferrals have been requested.

Notification Date: December 5, 2003

Number of Notices: 156

Application Request: Preliminary Master Plan approval for a mixed use project located at the corner of Davie Road and Griffin Road for 2 retail/residential buildings, 1 retail/office building and 4 residential buildings consisting of townhomes and apartments, and a five floor parking garage for a total of 49,910 square feet of retail, 44,288 square feet of office, and 210 dwelling units.

Address/Location: 6200 Griffin Road

Future Land Use Plan Designation: Regional Activity Center (RAC)

Zoning: Griffin Corridor Downtown Zone

Existing Use: Armadillo Square Shopping Center, Amerimage and vacant land

Proposed Use: Building A: One(1) retail/residential building of 27,707 sq.ft and 22 dwelling units
Building B: One (1) retail/office building of 12,116 sq. ft. of retail and 44,288 sq. ft. of office
Building C: One (1) retail/residential building consisting of 27,960 sq.ft. of retail and 36 dwelling units

Building D and F: 22 and 48 dwelling units

Building E: Three (3) residential buildings of 63 dwelling units wrapping a 5 story parking garage for 6 levels of parking

Row townhouses of 9 dwelling units

Parcel Size: 11.82 gross acres
9.80 net acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Griffin Road and C-11 Canal	RAC
South:	Jasmine Lakes	RAC
East:	Nova Southeastern University	RAC
West:	Davie Road	RAC

	<u>Surrounding Zoning:</u>
North:	Transportation and then B-2, Neighborhood Business District
South:	Griffin Corridor Downtown Center
East:	Griffin Corridor Downtown Center
West:	Transportation and then Griffin Corridor Downtown Center

Zoning History

Related Zoning History: The site was rezoned to Griffin Corridor, Downtown District on February 2, 2000.

Related Plat History: A plat (P 3-2-03) has been submitted concurrently with this request.

Previous Request on same property: A site plan (SP 4-2-00, Walgreens) was denied by Town Council on February 6, 2002.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. In addition, the Griffin Corridor District allows for development standards to be flexible without requiring a variance petition when Town Council finds that the deviations are in the best interest of the Town.

Land Development Code §12-32.320. Master planning incentives and waivers.

“The Griffin Corridor District encompasses a wide variety of parcel sizes, locations, permitted uses and other existing conditions. Development standards may impose hardships in certain instances, or may not serve the intention of this district as well as an alternate standard. Recognizing this and intending to provide flexibility more commonly found in planned zoning districts, provisions governing signage, landscaping and the placement of buildings and open space can be modified by virtue of site plan or master plan approval, as appropriate, without

the need to apply for a variance, but only when the Town Council finds that such deviations from the requirements of this District are consistent with the intent of these regulations and in the best interest of the residents of Davie. The Town Council may also offer incentives in exchange for public amenities not typically provided by a given type of development, provided Council finds that the amenities obtained and the incentives provided are consistent with the intent of these regulations and in the public interest.”

Section 12.32.310 *Commercial Setbacks*: Minimum of 30’ and maximum of 40’ from the edge of right-of-way, with a 40’ or 30’ landscape buffer and 10’ sidewalk adjacent to the structure; or a build to line of 50’ from the edge of right-of-way, incorporating a 20’ landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10’ sidewalk.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Significant Development Review Agency Comments

This application has been reviewed by the Development Review Committee and the following comments are noted:

Engineering: Conceptual engineering has not been provided at this time. Engineering approval will be required prior to the approval of final plans by the Town.

Landscaping:

1. Please involve the FPL transmission line forester with the Town of Davie landscape unit in developing a landscape plan that will be acceptable to FPL, given the powerline issues. Royal palms or any tall growing plant material cannot be planted in the vicinity of overhead powerlines. There are also restrictions on planting in utility easements. Consult FPL's Right Tree Right Place bulletin.
2. This plan is heavy with oak trees which attain a large stature. The plan calls for many to be planted in tight spots and we question the wisdom behind such an approach. Experience shows that ultimately, large trees in tight spots are improperly pruned, abused or removed. Some of the newer cultivars of live oak such as "High-rise" and Cathedral are more upright in growth habit and could be considered. Laurel oaks in tight urban sites, tend to be relatively short-lived and would therefore be a poor choice for this site.
3. All trees need to be a minimum of 10 feet away (preferably 15 foot or more for wide spreading cultivars of live oak) from buildings and a minimum of 5 feet from all hardscape including sidewalks, parking lots, utility poles, stop signs, etc.
4. The Griffin Rd. frontage is primarily palm trees and provides for little color. Suggest installing some small scale flowering trees that would not interfere with view of the building but would brighten up the area and provide for some seasonal color. Examples include yellow Tabebuia, Orange Geiger, Tabebuia impetiginosa, dahoon holly, etc.
5. Coconuts are a poor choice for pedestrian areas because of the high maintenance needed to remove nuts which can pose a legal liability should they fall and hit someone or smash a windshield. Most cultivars are also considered short-lived (approx. 10 years) due to the lethal yellows disease.
6. Phoenix date palms (including Medjool) are not well adapted to South Florida's wet, humid weather. They too represent a high maintenance choice—they must be planted high in very well drained sand, fertilized routinely and not overpruned or they will die.
7. Where are buffer trees for the 7 parking spots along SW 67th St. near Griffin Rd? Only a hedge is shown.
8. Thryallis becomes very leggy and flops over when it attains size. It is a high maintenance plant and seldom looks good over time in commercial sites. Suggest substituting with a more durable shrub species.

Planning:

1. Provide an expression line between the 1st and 2nd floor of all buildings, including the residential buildings.
2. A height waiver is required for the building heights as indicated on the master plan. Such waiver requires Town Council approval as part of the preliminary master plan approval.
3. Indicate the existing sidewalk along Davie Road.
4. Prepare a perpetual sidewalk access easement and hold harmless for the proposed sidewalks fronting Griffin Road within the project.
5. Provide a special design feature such as a clock tower, artwork, fountain or plaza and public gathering place to add visual interest at the northwest and northeast corner of the site (Building C).

Community Development Agency: A letter will be provided after the CRA meeting of Monday December 8, 2003.

Fire:

1. Provide fire hydrants every 300 feet.
2. Provide access to the front of all buildings.
3. Are fire sprinklers provided in the parking garage?

Central Broward Water Control District: The approval of Central Broward will be required prior to final approval by the Town.

Application Details and Staff Analysis

The applicant's SUBMISSION indicates the following:

Site: The overall site plan is designed as a mixed-used urban village. There are three individual buildings fronting Griffin and Davie Road. These buildings consist of retail/office and residential uses. The buildings are separated with roads providing full on-site circulation with parallel parking on both sides, a service alley behind the retail buildings and three entrances into the site. The lay-out of the site is consistent with the intent of the Griffin Road Corridor from both a regulatory perspective and the design guidelines.

The site plan, as proposed, indicates a southern parcel adjacent to Griffin Road. This parcel is currently not owned by the applicant, although it is under contract. The impact of this parcel for building square footage, dwelling units, parking and retention can not be deemed approved under the proposal except in a preliminary form. Because of this, the overall site has several

unresolved issues, none of them violate the site plan as submitted under the land development code, although the lack of certainty regarding both drainage and ownership deem that any review of this plan will acknowledge a future approval when all outstanding issues, as identified in this report, are addressed.

Pedestrian Accessibility/Trails: The site provides for pedestrian circulation throughout the site. A covered minimum of 10 foot walkway is provided in the fronts of Buildings A, B, and C to encourage people walking and shopping.

There are no trails immediately adjacent to the site, although the Linear Park is located on the north side of the C-11 canal.

Architecture: The Griffin Corridor Design Manual requires a Florida Vernacular architectural theme. The applicant, while proposing a barrel tile roof has provided elevations consist with the regulations. The building displays an expression line between the 1st and 2nd floor. The windows are oriented vertically as opposed to horizontally. A cornice and deep roof overhang are provided. The facades of all buildings with roadway frontage consists of covered walkways a minimum of 10 feet in width, as required by code. In addition, outdoor seating areas are identified and additional sidewalk width is provided in these areas.

The residential units vary in design, bedroom count and location. There are a total of 58 dwelling units above the retail bays in buildings A and C. The corner units of these building are designed as a two story unit. These units have balconies providing visibility along Davie and/or Griffin Road.

Buildings D, F, and E consist of four stories. The unit types within these buildings consists of 2 and 3 bedrooms and 2, 2 1/2, and 3 1/2 baths.

Building E also includes a five story parking garage interior to the residential units.

Building G consists of a row of 2 story townhomes. These units consist of 3 bedrooms and 3 1/2 baths. In addition, these units have their own two car parking garage located in the rear of the unit.

The color palette selected consists of earth tones with complimentary accent colors. The bases of the buildings are classic ivory and dover white. Accent colors are a moss green and peach with blue and green awning colors.

Height: The Griffin Corridor requires a maximum height of 48 feet. The Town of Davie code measures height from finish floor to the highest point of the roof. The applicant has provided several architectural features which exceed the maximum height, but enhance the look of the buildings.

The heights of the buildings are as follows:

Building A: 42 feet average, 52 feet maximum

Building B: 55 feet average, 62 feet maximum
Building C: 43 feet average, 55 feet maximum
Building D: 41 feet average, 48 feet maximum
Building E: 51 feet average, 58 feet maximum
Building F: 41 feet average, 52 feet maximum
Building G: 36 feet average, 38 feet maximum

Approval of the proposed maximum height can be approved as part of the waiver process.

Access and Parking: A true mixed use project, such as Downtown Davie can take advantage of the shared parking option of the land development code. This option recognizes that office and retail have typical peak hours of parking that differ from residential peak hour parking. A five story parking structure is proposed to address the main parking needs of the site. Additional angled, parallel and 90 degree is provided at key locations throughout the site.

A total of 767 parking spaces are required by code, with 655 required by the shared parking criteria. The total number of spaces provided is 725.

Along Griffin and Davie Roads, angled parking is provided, as opposed to parallel parking. Staff and the applicant have acknowledged that in this location, at the node, parallel parking will still meet the intent of the Griffin Road Corridor Guidelines. This request will require a waiver from the code. Town Council may approval this request as part of the site plan approval process.

Lighting: All power lines along Griffin Road are required to be moved underground. The developer is responsible for installing street lights along Griffin Road to the Town's specifications. (*Land Development Code §12-32.313 Power Lines and Lighting*)

Landscaping: The plan has been reviewed by the landscape unit. A minimum of 15% open space is required in the Griffin Corridor Downtown District. In light of the uncertainty of both drainage and the south parcel, staff will ensure that the required open space is provided at the time of final site plan approval, which will require both Site Plan Committee review and Town Council approval.

Drainage: Drainage has not been provided as part of the preliminary master plan review. A drainage plan must be submitted as part of the site plan approval process when all the known factors are accounted for. This project is located within the Central Broward County Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

School System: Silver Ridge Elementary, Driftwood Middle School, and Hollywood Hills High School are the Broward County public schools that serve this development.

Recreation and Open Space: The Land Development Code requires a minim of 15% open space within the Griffin Corridor Downtown District. This percentage is consistent with the intent of

these parcels to function as a 'node' and provide greater density and intensity then typically found in other zoning district where the required open space.

Compatibility: The site is surrounded by multi-family homes and major arterials. The proposed project is consistent with the intent of the Griffin Road Corridor Design Guidelines and Regulations.

Findings of Fact

Staff finds that the preliminary master plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. However, the lack of knowledge regarding required drainage and other infrastructure improvements requires the staff to recommend preliminary master plan approval only, pending the completion of the land transaction to the south, which is indicated as part of the submittal, as well as providing a conceptual engineering plan and providing drainage in accordance with the requirements of the Central Broward Water Control District.

The proposed project is compatible with the surrounding neighborhood.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration.

Site Plan Committee

At the December 9, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve subject to the planning report and that 1) the developer address the dumpster locations for the residential units; 2) provide access to bus shelters - from bus shelters to buildings; 3) potentially flip the garage to the main access corridor from Griffin Road; 4) provide some sort of access between the parking and the retail and residential units for more than just the first level; 5) address the pool location which would be in shadows during the day due to being surrounded by four-story buildings; and 6) look into the three-story townhouse location as discussed. Motion carried 4-0 with Mr. Engel abstaining.

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map, Letter from CRA

Prepared by: _____

Reviewed by: _____



Date Flown:
12/31/00



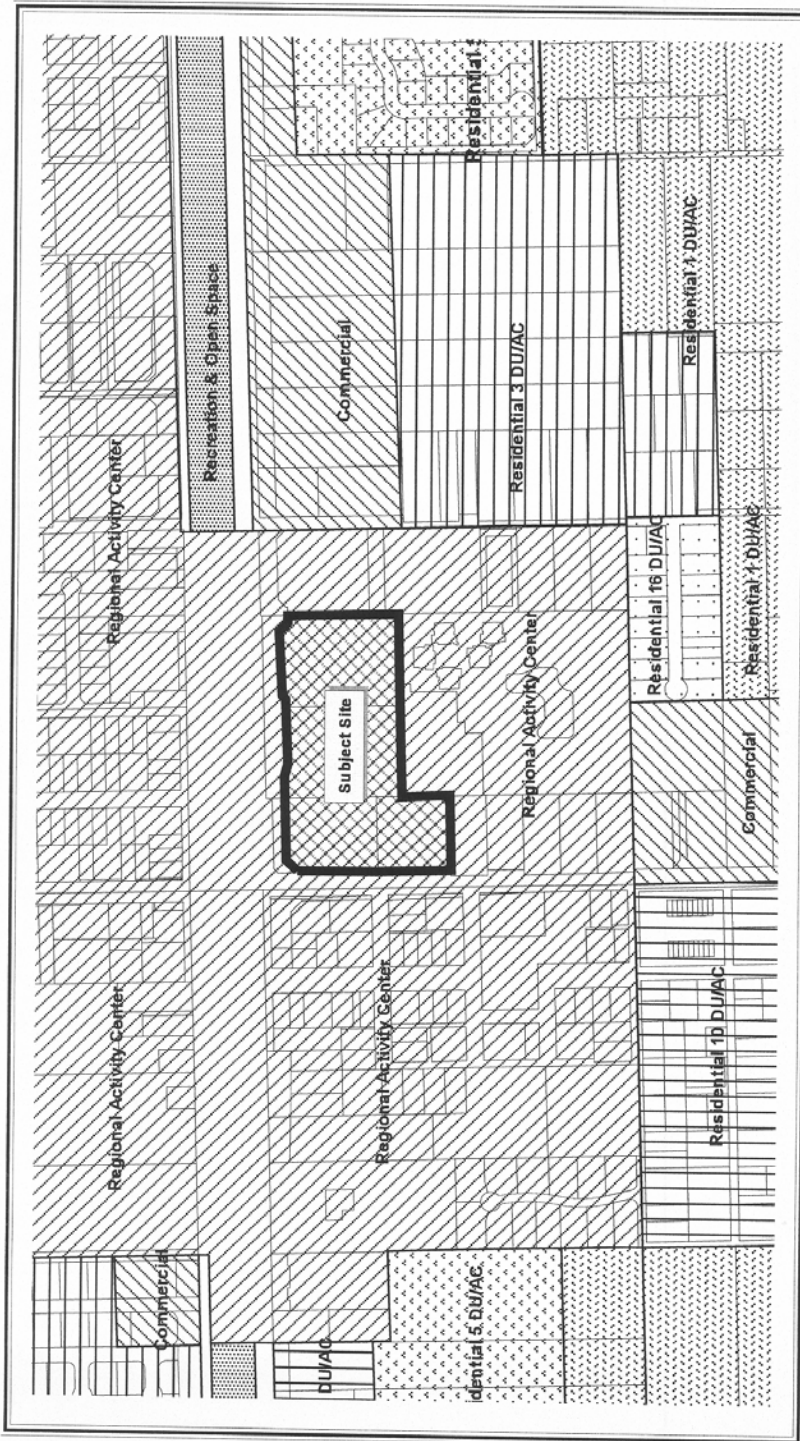
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Planning & Zoning Division - GIS



Master Site Plan Application MSP 3-1-03 / Downtown Davie Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 12-4-03



Date Flown:
12/31/00



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Planning & Zoning Division - GIS



Master Site Plan Application MSP 3-1-03 / Downtown Davie Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 12-4-03

Davie Community Redevelopment Agency

December 8, 2003

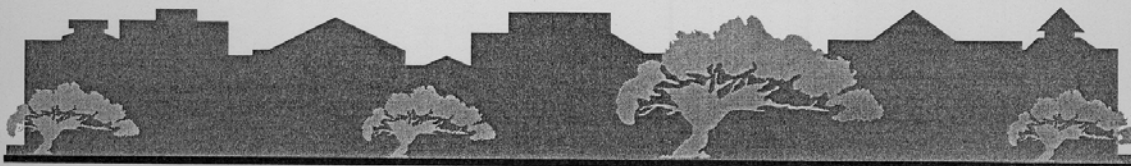
Mayor and Town Council
Town of Davie
6591 Orange Drive
Davie, Florida 33314

RE: Report And Recommendation Of the Davie Community Redevelopment Agency
Regarding The Request By Nob Hill Partners, LLC For Preliminary Master Plan
Approval For "Davie Downtown" For Property Located At the Southeast Corner
Of Davie Road And Griffin Road

Dear Mayor and Town Council:

The Davie Community Redevelopment Agency considered the preliminary master plan plans submitted for the Downtown Davie project located at the southeast corner of Davie Road and Griffin Road at their December 8, 2003 meeting. The recommendation of the CRA is to approve the plan as submitted with conditions. The CRA Board voted 6-0 to recommend approval with conditions for final approval.

Those conditions include that additional final detailed plans be submitted including providing detailed engineering plans. These plans are essential to ensure the requirement to retain and release storm water is met. While an area of the site has been set aside for water retention, detail including drainage calculations need to be provided. Such plans must be approved by the Central Broward Water Control District. Details of the water retention site must include showing walkways. If additional storage is needed beyond the area set aside on the plan then the site plan will need to be altered accordingly. Detail about lighting on the site and along Griffin Road is to be shown on final plans. A note has been provided in the plans that lighting will be provided. No sidewalks along Griffin Road have been shown. This must be approved by FDOT or walks must be shown and they must be brick pavers. There is a note on the plans indicating that utility lines are to be place underground. From an architectural point of view the plans will need to be reviewed in detail when final plans are submitted. Victor Dover has commented on the architectural plans and indicates the plans are very good. One open issue is whether there should be a separate sidewalk along Davie Road. As



4700 Davie Road, Suite C • Davie, Florida 33314-3399

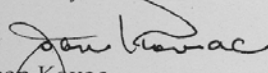
Telephone: (954) 797-2093 Fax: (954) 797-2095

presently shown there is a sidewalk along the east side of the building as well as along the right-of-way. The sidewalk adjacent to the building has stairs. It is possible that this may be changed on the final plans. Victor Dover would also like to review the details of the tower feature at the corner of Davie Road and Griffin Road at time of final approval. Based upon the comments of Victor Dover, it is recommended that the residential buildings be raised by 30" to make them more livable as is suggested on page 11 of the Griffin Corridor Architectural Design Manual. It is felt this would also improve the appearance of the residential buildings, particularly the townhouses. In addition the final plans need to show details of the bus shelter and the public space at the corner of Davie Road and Griffin Road.

A copy of the report prepared by the Redevelopment Administrator submitted to the CRA at their December 8, 2003 meeting is submitted for background information. The CRA has worked very closely with the developer and Town Staff as is related in this background information. The CRA has also retained Victor Dover of Dover, Kohl & Partners to assist in the review of the proposed development. A letter dated December 8, 2003 from Victor Dover to Redevelopment Administrator, Will Allen reinforces that this is a very positive project for the Town of Davie and he supports the project. The letter shows that many changes were recently made and that only three areas of concern remain: raising the finish floor of residential units, reviewing the sidewalks along Davie Road, and reviewing the detail of the octagon tower at the building corner at Davie Road and Griffin Road. Mr. Dover will be available as a resource at the December 17, 2003 Town Council meeting if this item is scheduled for after 10:00 P.M. He has another commitment prior to this time.

Thank you for this opportunity for input on this plan which would be a great asset to the Town of Davie and to the redevelopment area of Davie.

Sincerely,


Joan Kovac
CRA Chair

cc: Site Plan Committee Members
CRA Members
Victor Dover, Dover, Kohl & Partners
Thomas J. Willi, Town Administrator

enclosures

A. Section 12-32.301 Intent, applicability and boundaries. This district is intended to shape urban form and land use along the Griffin Road corridor. The regulations and intent statements herein together comprise a policy blueprint for corridor development.

1. Result in improved living and working environments relative to typical highway commercial patterns.
This mixed use development permits an environment for both living and working environments with
2. * Enhance the Town's tax base by increasing property values through high quality development, and assists in the redevelopment of downtown.
This proposed development redevelops a quite large site within the redevelopment area of the Davie CRA. The area is considered as part of the downtown area as defined by the CRA and by Section 12-32.303 Use Zones. This zone is encourage to have offices and residential uses on upper floors with tourist oriented (entertainment and dining) uses on the first floor. Increase building intensity is encouraged here as well as a pedestrian orientation. The assessed value of this development will certainly increase the tax base. The increase will be received temporarily by the CRA to be used for improving the redevelopment area.
3. Provide planned developments rather than haphazard speculative development that compromise the integrity of the corridor and the economic health of the Town.
This is a planned development encompassing a relatively large land mass.
4. Promote land uses which attract people for specific purposes such as employment, entertainment, business needs, and shopping as distinguished from land uses which depend largely upon pass-by traffic for business.
The proposed uses will have a mixed use component which will reduce the need for pass by traffic to support the businesses.
5. Create a showcase corridor which serves as the prominent east-west thoroughfare providing a linkage between State Road 7, Florida Turnpike, Davie Road, and University Drive Corridors; the major north-south urban thoroughfares within the Town.
The proposed use would be a prominent "node" which will help provide development along the corridor.
6. * Protect the integrity of adjacent residential neighborhoods.
The adjacent residential neighborhood includes the Emerald Isle Condominiums and Jasmine Lakes. Both of these developments are three story condominium buildings. The proposed buildings adjoining these buildings are four story buildings with a height 42 feet with decorative towers of 48 feet with a decorative roof. The code permits a basic height of 48 feet. The towers were added to provide architectural elements at the suggestion of staff.

7. * Permit a mix of residential and non-residential development including mixed uses within buildings or parcels.
This is a mixed use development which includes a mix of residential and non-residential uses both within the same building (A and C) as well as within separate buildings.
8. * Compliment rather than compete with downtown or University Drive commercial corridor development.
This proposed site is within the downtown as defined in the redevelopment plan.
9. * Encourage visual interest by ensuring the building and visual landscapes are accented rather than their parking facilities.
The developer has worked to meet the setback requirements from Davie Road and Griffin Road. The parking along the two streets is angle parking. The streets within the development are narrow and separate pedestrians from the traffic. A parking garage is a major part of the plan to try to hide the parking from public view.
10. * Bring buildings to the roadway and ensure proper proportioning to enclose the corridor, and provide a sense of place.
The buildings were placed along Davie and Griffin Roads and within the site to provide a sense of place. Victor Dover indicates the blocks provide a sense of place for the public spaces.
11. Provide for preservation of historical structures.
Not Applicable.
12. Provide for public amenities and pedestrian conveniences.
There is a provision for public amenities with a pool and open space area as well as at the corner of Davie Road and Griffin Road and a storm water retention area. More detail needs to be shown on how these areas will be improved with walkways, etc.
13. Maintain flexibility so as not to restrict creativity in development and design while producing development that adheres to the intent of the District, contributing positively to the image of the Town.
This plan has used flexibility in the building height provisions to enable a development which provides a mixed use development with visual interest. The building heights are varied to provide a pleasing architectural line rather than a constant roof line. This was done particularly at corners of buildings to provide architectural interest. While the height requirement within the Downtown Use Zone is 48 feet, the proposed heights can be approved as part of the waiver process. It should be noted that the nodes within the Griffin Corridor are allowed to be 60 feet in height, and that in some cases an additional ten feet of height is permitted for architectural treatments.

CRA RECOMMENDATION
DOWNTOWN DAVIE PROJECT
SE CORNER OF DAVIE ROAD AND GRIFFIN ROAD

A. Background Material

- I. Location- SE corner of Davie Road and Griffin Roads
- II. Property is composed of three separate land parcels totaling 11.82 gross acreage, 9.80 net acreage
- III. Land use designation is Regional Activity Center
- IV. Zoning is Griffin Corridor District- Downtown (Use Zone 2)
- V. The entire site is located within the redevelopment area of the CRA

B. History

- I. The site consists of the former Bianco site which is vacant, the Armadillo Square site which has remaining commercial uses some of which were taken by FDOT when Griffin Road constructed and the 1.7 acre site where the photography business is located.
- II. The corner site, Armadillo Square, was the site at which a Walgreen's store was proposed as a free standing suburban type store. It was during this period that the CRA attempted to work with former owners toward a site plan which would comply with the Griffin Corridor District requirements. These requirements were adopted by the Town of Davie to try to shape the urban form along Griffin Road after FDOT had widened this street from two to six lanes. The CRA was a partner with the Town toward attempting to have the Walgreen's site comply. Those efforts included using a consultant, Dover Kohl, to help review the plans for compliance with the concepts of the Griffin Corridor District regulations. These efforts failed as the petitioners did not choose to make changes to make the plan comply.
- III. The Town and CRA were approached by a developer, Nob Hill Partners, (Mark Schmidt and Harvey Mattel) to develop the approximately six acre site to the east of Armadillo Square with a mixed use project. This plan was well received at the staff level and it evolved by increasing the size of the project to include the redevelopment of the corner Armadillo Square property as this larger site makes the project better in terms of exposure from both Griffin and Davie Roads, allows more retail and office as well as additional residential property as there is more land. Lastly the 1.7 acre parcel along Davie Road is being added to provide land which can be used for storm water storage capacity. This is the most limiting factor in developing the site even more than parking.

C. Recommendation

- I. The recommendation is to approve the plans as submitted for the Downtown Davie development as submitted as a preliminary plan under the conditions that additional final detailed plans including engineering plans dealing with drainage and storm water retention as well as utility plans and street plans be submitted and approved. The plans as submitted are recommended for approval as they indicate the plans comply with the regulations and intent of the Griffin Corridor District as found in Section 12-32, subdivision 300 of the Town of Davie Land Development Code including the Griffin Corridor Architectural Design Manual.

II. Detailed Recommendations

A. Detailed Engineering Must Be Provided

The submitted site plans do not contain detailed engineering plans. These plans are essential to ensure the plans comply with the requirement to retain and release storm water as required. A site has been set aside for water retention. Detail including drainage calculations will need to be provided. This must be approved by Central Broward Water Control District. Details will also need to be given concerning the appearance of this area including walkways. If additional storage is required or if storage is provided at another site then this site plan will need to be altered.

Detail about lighting must also be provided. A note has been added indicating lights will be provided along Griffin Road. No sidewalk is shown along Griffin Road. This must be approved by FDOT. The note also indicates utility lines will be placed underground.

B. Final Plan Review- Architectural

Plans will need to be reviewed in detail when final plans are submitted. Victor Dover has commented on the architectural plans and he indicates the plans are looking very good and that the blocks have been laid out nicely. He indicates one open issue is whether there should be a separate sidewalk along Davie road. As presently shown there are stairs along the sidewalk along the east side of the building. This may be changed on final plans which affect the walk along Davie Road. Mr. Dover also wants to see the detail of the tower feature at the corner of Davie Road and Griffin Road at time of final approval. Mr. Dover also suggests that the internal residential buildings be raised by 30" to make them more livable. This is suggested on page 11 of the Griffin Corridor Architectural Design Manual. He feels this would improve the appearance of the buildings, particularly the townhouses. Mr. Dover will be able to attend the Dec. 17, 2003 Town Council meeting on behalf of the CRA.

C. Other Items

Bus Shelter Details Needed

Detail needed for public space at corner of Davie & Griffin

DOVER, KOHL & PARTNERS

town planning

F A X T R A N S M I S S I O N

Please see that the person listed below receives this fax message immediately.

TO: Will Allen
CO: Davie CRA.
FAX: (957) 797-7045 1200.

FROM: VICTOR DOVER.

TIME: _____

DATE: 12/8/03.

NO. PAGES: 4 (including this cover sheet)

DOVER, KOHL & PARTNERS

t o w n p l a n n i n g

December 8, 2003

To: Will Allen, Redevelopment Administrator, Town of Davie

From: Victor Dover, AICP, Dover, Kohl & Partners *Victor*
Thomas Todd Cooper AIA, Chael, Cooper & Associates

Subject: Comments on Revised Plans for Downtown Davie, as prepared by The Benedict Group, dated 12-05-03.

This latest revision of the referenced project is markedly improved. Many of the items we discussed with Tom Benedict, architect, in our meeting last week have been incorporated in this new submittal.

The improvements from the original submittal include the following:

- The site organization is much improved over the first several submittals.
- The blocks are better defined which provides addresses for the units and a sense of place for the public spaces.
- The garage with liner building is centrally located, where it can benefit the users of multiple buildings.
- Parking lots are located behind buildings which screen them from view. The street with diagonal parking provides on-street parking for storefront uses.
- The on-street parallel parking gives easy access to all users and provides a separation between the moving vehicular traffic and pedestrians.
- The addition of the townhouses provides another housing alternative, a significant improvement over the flat-only previous design.
- The "open lawn terrace" gives an opportunity for some casual leisure activity space.

The positive changes in this last submittal are:

- The expression line on the non-residential building is better defined.
- The balcony railing design appears to be sturdier.
- The note to remove the sidewalk on Griffin Road with the approval of the Department of Transportation is now on the drawings. This will encourage pedestrians to use the safer, more protected arcade that extends the entire length

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Comments on Revised Plans for Downtown Davie as prepared by The Benedict Group, dated 12-05-03.
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of the property on the north side, where they also can come into contact with the storefront businesses,

- The drive-through windows have been removed as we discussed.
- The awnings and balconies have been modified and more sensitively placed on the building elevations.
- The interior trash rooms have been added to the commercial buildings, with roll-out containers. This provides the opportunity for these rooms to be cooled, thus reducing the odors from decaying garbage.
- The project now exceeds the parking requirements by 70 parking spaces when the "Shared Parking" formula of the Urban Land Institute (ULI) is applied. They were able to exceed the Town's requirements and still maintain wide parking stalls in the parking garage.

There remain only a few items that require further study and modification. We realize that some of these concerns will reappear in the Contract Documents (CD) and will be reviewed by the Building Department as part of the permitting process.

1. As previously discussed, it would make the residential units at grade level more livable if the finished floor level were raised by 30 inches (as seen on page 11 of The Griffin Corridor Architectural Design Manual). The windowsills should be designed to be three feet from finished floor. This would provide privacy to the residents from the pedestrians passing by on the sidewalks. If this feature raises the building height by three feet, it would be worth the impact to help separate the public and private side of the street scene.
2. If the floor of the arcade on the Davie Road facade were to be sloped rather than stepped the building would be accessible to physically impaired persons. This would allow the developer to remove the sidewalk at the road edge and encourage pedestrians to walk under the roof of the arcade. This would be of benefit to the businesses and also increase the pervious tree-planting area along the road corridor.
3. The octagon tower that anchors the building corner of Davie Road and Griffin Road would be much improved with greater openings in each of the eight facets. At night this feature would function as a wayfinding beacon for people in the downtown Davie area, and in turn, provide a visibility benefit to the businesses located within this redeveloped quadrant. While I am not aware of a regulatory requirement for this design adjustment, it would be worthwhile.

The improvements made to this project have greatly improved the urban setting and livability of the project. We support this project with the concerns noted and believe this

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will be a positive contribution to its environs by establishing a town scale along the Griffin Road corridor and by introducing the much-needed urban residential component to this central part of the Town.

If you have further questions please contact me.